



CITY OF  
**ISSAQUAH**  
WASHINGTON

Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 DSD@issaquahwa.gov

# Notice of Public Hearing

**Project Name:** **Wolfe Residence**

**Time:** Tuesday, December 18, 2018, 10:00 am

**Place:** Pickering Room, City Hall Northwest  
1775 12<sup>th</sup> Ave NW

**By:** Hearing Examiner

## PROJECT INFORMATION

**File Number(s):** SHO18-00001

**Project Description:** Critical areas variance to reduce wetland buffers to allow construction of a single-family residence. The property is entirely covered by critical areas of wetlands, streams, and their associated buffers. The requested variance will retain 82% of the site (approximately 27,000 sf) in permanently preserved wetlands and buffers enhanced with native plants. The single-family house will be 3,073 sf with a 966 sf accessory dwelling unit (ADU). (See attached Site Map & Elevations)

**NOTE:** The permit was originally a Variance under DOE decision-making authority however DOE determined the proposal is not within DOE jurisdiction. The permit is now a Critical Areas Variance under city decision-making authority.

**Project Location:** 1016 2<sup>nd</sup> Avenue SE, Issaquah, WA 98027  
(See attached Vicinity Map)

**Size of Subject Area in Acres:** 0.97 **Sq. Ft** 42,111

**Applicant:** James Merrill, Merrill Design Group, 485 Rainier Blvd North, Issaquah, WA 98027 Phone: 425-557-3774; Email: jim@merrilldesign.net

**Decision Maker:** City Hearing Examiner

**Required City Permits:** Critical Areas Variance, Building Permit, Flood Hazard Permit

**Required City Permits, Not Part of this Application:** Building Permit, Flood Hazard Permit

## REGULATORY INFORMATION

**Zoning:** Single Family – Suburban (SF-S)

**Comprehensive Plan Designation:** Low Density Residential

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:** Issaquah Municipal Code (IMC) 18.10 Critical Area Regulations, 18.07 Development Standards. Online at: [issaquahwa.gov/codes](http://issaquahwa.gov/codes) and plans)

## PUBLIC HEARING INFORMATION

Key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12<sup>th</sup> Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Comments will be accepted up to and during the Public Hearing. Written comments should be directed to:

Development Services Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## PUBLIC HEARING NOTES:

- The proposal may change as a result of the public review process.
- Input from the public will be documented in the permit file and forwarded to the Hearing Examiner for their consideration.
- The decision, once rendered, is appealable.

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## CITY CONTACT INFORMATION

**Project Planner:** David Favour, Counter Services Mgr.  
**Phone Number:** 425-837-3090  
**E-Mail:** [davef@Issaquahwa.gov](mailto:davef@Issaquahwa.gov)

**Development Services Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

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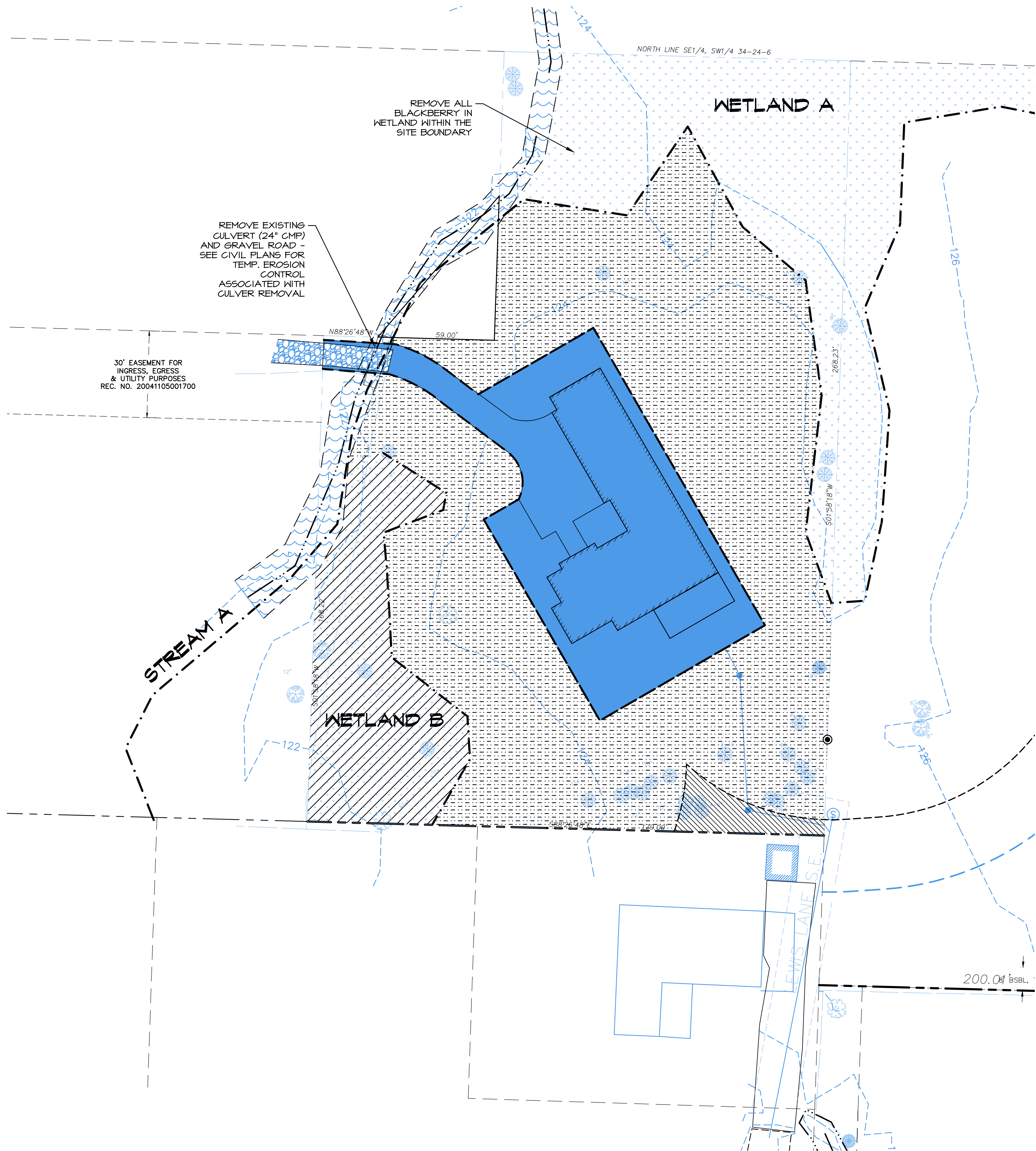
## Legend

- Site Addresses**
- RESIDENTIAL / MIXED USE
  - COMMERCIAL
  - GOVERNMENT / SCHOOLS
  - RECREATION-RELATED
  - IRRIGATION METER
  - VACANT / UNKNOWN

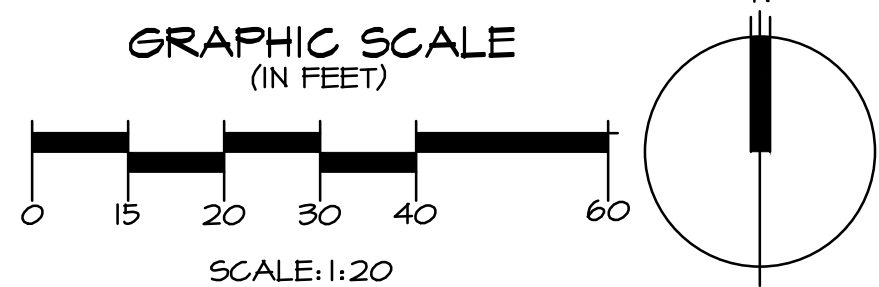
Parcels

428.9 0 214.3 428.9 Feet





SITE PLAN IMPACTS & MITIGATION



PLAN LEGEND

- PROPERTY LINE
- EXISTING WETLAND
- STANDARD 100' BUFFER
- REDUCED 75' BUFFER
- PROPOSED BUFFER BOUNDARY / BSBL
- CENTERLINE OF STREAM

IMPACT LEGEND

BUFFER IMPACT	7,593 SF
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MITIGATION LEGEND

WETLAND ENHANCEMENT	4,483 SF
BUFFER ENHANCEMENT	21,085 SF
BUFFER REPLACEMENT & ENHANCEMENT	568 SF

SHEET INDEX

SHEET NUMBER	SHEET TITLE
W1.1	SITE PLAN IMPACTS & MITIGATION
W2.1	PLANTING PLAN & SCHEDULE
W2.2	CONSTRUCTION DETAILS
W2.3	CONSTRUCTION SPECIFICATIONS



Call 2 Working Days Before You Dig  
1-800-424-5555  
Utilities Underground Location Center  
(ID,MT,ND,OR,WA)

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN  
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THESE PLANS ARE:

SUBJECT TO REVISION

NOTES

- SURVEY & SITE PLAN PROVIDED BY ENCOMPASS, 165 NE JUNIPER STREET, SUITE 201, ISSAQUAH, WA 98021, (425) 342-0250.
- SOURCE DRAWING WAS MODIFIED BY AOA FOR VISUAL ENHANCEMENT.

APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_  
CITY OF ISSAQUAH PLANNING DEPARTMENT

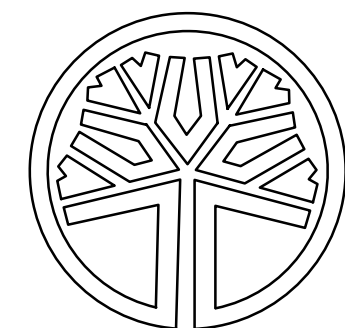
DATE: \_\_\_\_\_



AOA  
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Landscape  
Architecture

Altman Oliver Associates, LLC  
PO Box 578  
Camden, WA 98014

Office (425) 333-4555 Fax (425) 333-4569



STATE OF  
WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
Simone Catherine Oliver  
CERTIFICATE NO. 144  
EXPIRES 6/25/16

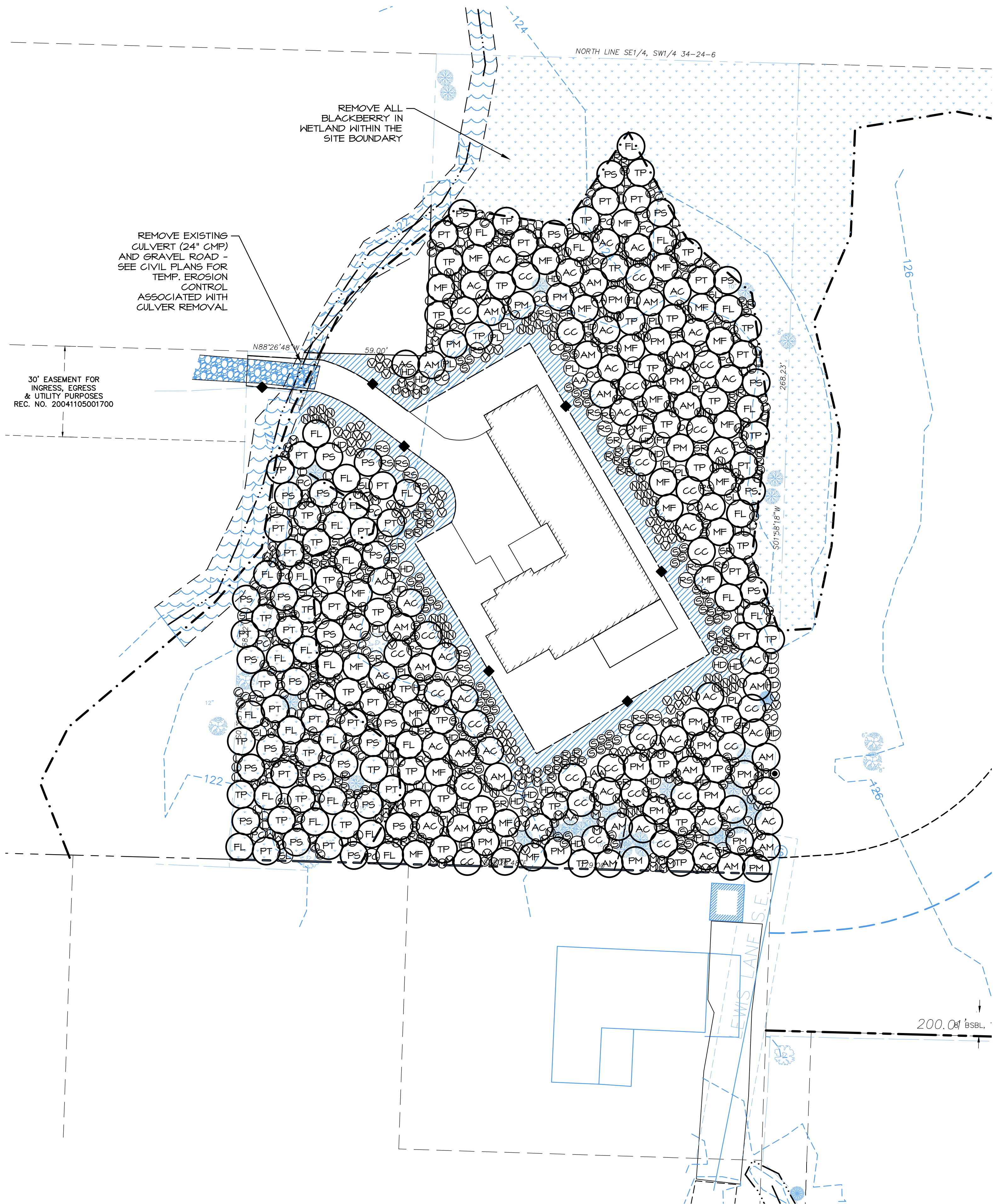
BUFFER ENHANCEMENT PLAN  
SITE PLAN IMPACTS & MITIGATION  
NYBERG VARIANCE  
ISSAQUAH, WASHINGTON

Revisions	Date	By
SITE PLAN REVISIONS	12-06-12	SO
LA STAMP ADDED	01-08-14	SO
SITE PLAN REVISIONS		
OFFSITE PLANTING		
REMOVED	03-04-16	SO

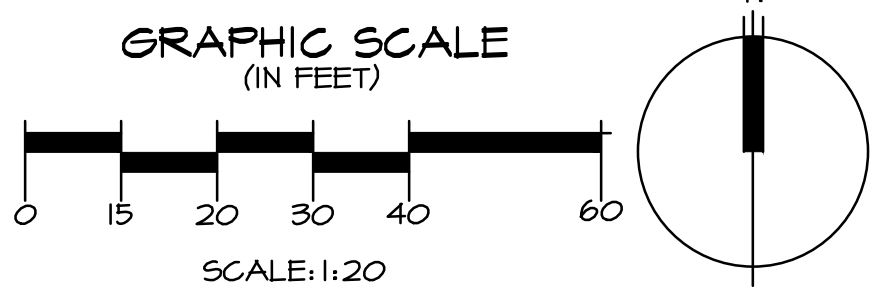
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Project#: 3333B

Sheet # W1.1





## SITE PLAN IMPACTS & MITIGATION



## PLAN LEGEND

	PROPERTY LINE
	EXISTING WETLAND
	STANDARD 100' BUFFER
	REDUCED 75' BUFFER
	CENTERLINE OF STREAM
	SPLIT-RAIL FENCE AND NGPA SIGNS

## PLANT SCHEDULE

### TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.G.	35	2 GAL.	MULTI-STEM (3 MIN.)
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	9' O.G.	20	2 GAL.	SINGLE TRUNK, WELL BRANCHED
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.G.	27	2 GAL.	MULTI-STEM (3 MIN.)
FL	FRAXINUS LATIFOLIA	OREGON ASH	9' O.G.	30	2 GAL.	SINGLE TRUNK, WELL BRANCHED
MF	MALUS FUSCA	WESTERN CRABAPPLE	9' O.G.	24	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PS	PICEA SITCHENSIS	SITKA SPRUCE	9' O.G.	29	2 GAL.	FULL # BUSHY
PT	POPULUS TRICHOCARPA	BLACK COTTONWOOD	9' O.G.	27	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.G.	18	2 GAL.	FULL # BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.G.	50	2 GAL.	FULL # BUSHY

### SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	QTY.	SIZE (MIN.)	NOTES
AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	6' O.G.	9	1 GAL.	MULTI-CANE (3 MIN.)
C	CORNUS SERICEA	RED-OSIER DOGWOOD	6' O.G.	78	1 GAL.	MULTI-CANE (3 MIN.)
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	6' O.G.	33	1 GAL.	MULTI-CANE (3 MIN.)
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	6' O.G.	74	1 GAL.	MULTI-CANE (3 MIN.)
M	MAHONIA AQUIFOLIUM	OREGON GRAPE	6' O.G.	69	1 GAL.	FULL # BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN FLUM	6' O.G.	15	1 GAL.	MULTI-CANE (3 MIN.)
PL	PHILADELPHUS LEWISII	MOCK ORANGE	6' O.G.	19	1 GAL.	FULL # BUSHY
PC	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	6' O.G.	21	1 GAL.	MULTI-CANE (3 MIN.)
RS	RIBES SANGUINEUM	RED CURRANT	6' O.G.	23	1 GAL.	MULTI-CANE (3 MIN.)
N	ROSA NUTKANA	NOOTKA ROSE	6' O.G.	99	1 GAL.	MULTI-CANE (3 MIN.)
R	ROSA PISOCARPA	CLUSTERED ROSE	6' O.G.	88	1 GAL.	MULTI-CANE (3 MIN.)
SL*	SALIX LASIANDRA	PACIFIC WILLOW	6' O.G.	48	4" CUTTING	1/2" DIA. MIN, BARK INTACT
W*	SALIX SCOULERIANA	SCOULER WILLOW	6' O.G.	120	4" CUTTING	1/2" DIA. MIN, BARK INTACT
SR	SAMBUCUS RACEMOSA	RED ELDERBERRY	6' O.G.	19	1 GAL.	MULTI-CANE (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	6' O.G.	94	1 GAL.	MULTI-CANE (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	6' O.G.	103	1 GAL.	FULL # BUSHY

\*THREE WILLOW STAKES PER SYMBOL

### GROUND COVER

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	ARCTOSTAPHYLOS UVA-URSI	KINKINICK	18" O.G.	544	4" POTS	FULL # BUSHY
	GAULTHERIA SHALLON	SALAL	18" O.G.	544	4" POTS	FULL # BUSHY

### WETLAND SEED MIX\*

SCIENTIFIC NAME	COMMON NAME	WL STATUS	% SEED BY WT.
CAREX ROSTRATA	BEAKED SEDGE	OBL	10%
FESTUGA RUBRA	RED FESCUE	FAC+	50%
JUNCUS ENSIFOLIUS	DAGGER-LEAF RUSH	FACW	20%
JUNCUS TENUIS	SLENDER RUSH	FACW-	20%

\*NOTE: HAND-SEED IN WETLAND AREAS ONLY  
APPLICATION RATE PER ACRE:  
10# SEED MIX  
COVER WITH 1" OF STRAW MULCH

## KING COUNTY MITIGATION GUIDELINES

THIS PLANTING MEETS KING COUNTY MITIGATION GUIDELINES FOR RESTORATION PLANTING OF 1,044 TOTAL QUANTITY OF NATIVE TREES AND SHRUBS - REQUIRED DENSITY OF 9' O.G. FOR TREES AND 6' O.G. FOR SHRUBS. TOTAL PLANTS PROVIDED, 1,188 NATIVE TREES AND SHRUBS - 260 TREES (DUE TO COVER OF EXISTING TREES AND PROXIMITY TO STRUCTURES) AND 800 SHRUBS. THIS DOES NOT INCLUDE GROUND COVER PLANTINGS (1,188 ADDITIONAL PLANTS).



Call 2 Working Days Before You Dig  
**1-800-424-5555**  
Utilities Underground Location Center  
(ID,MT,ND,OR,WA)

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Project#: 3333B

DATE: \_\_\_\_\_

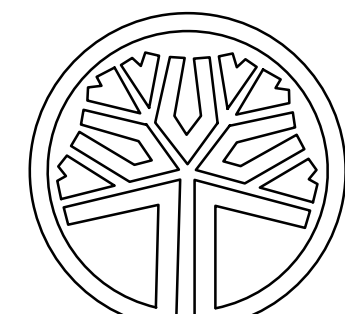


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**Simone Catherine Oliver**  
REGISTERED  
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CERTIFICATE NO. 744  
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**BUFFER ENHANCEMENT PLAN  
PLANTING PLAN & SCHEDULE  
NYBERG VARIANCE  
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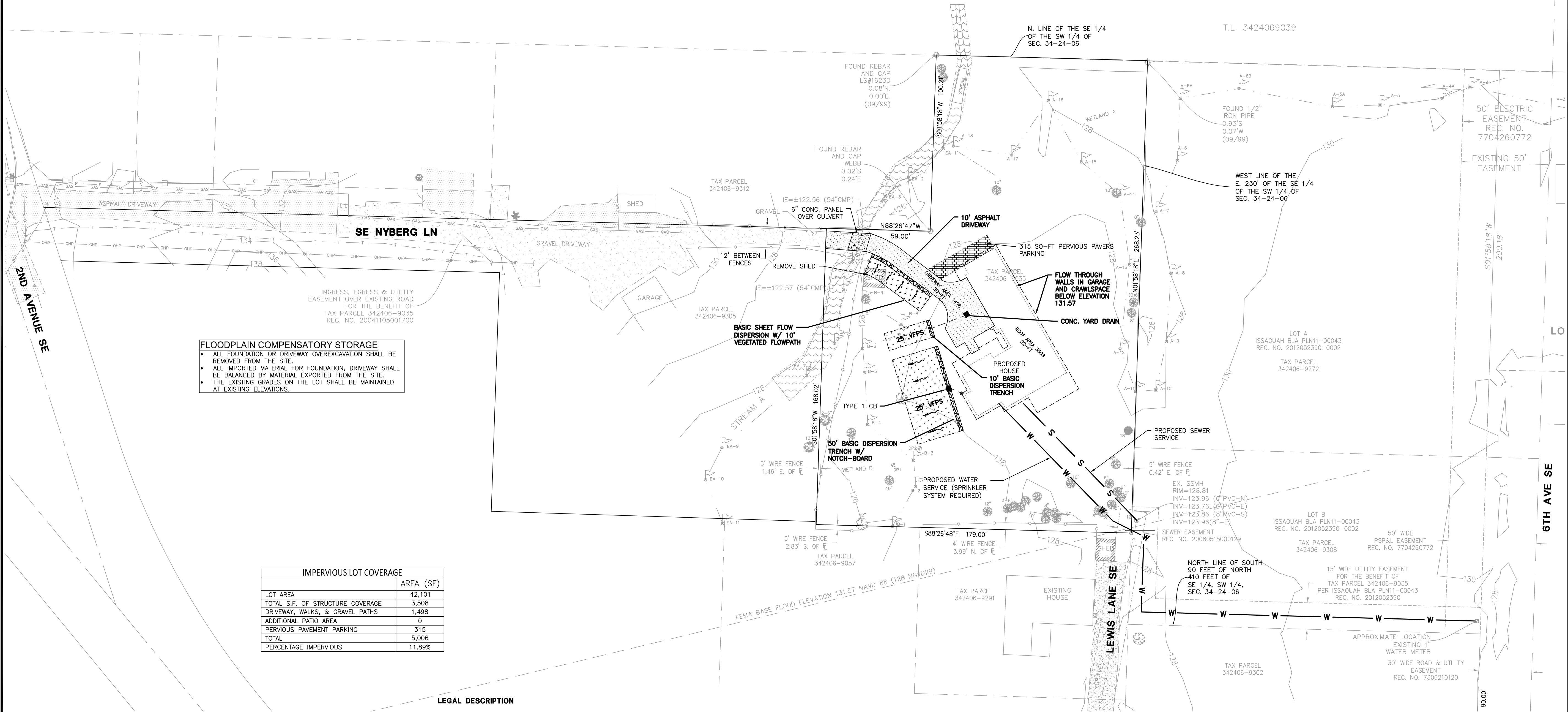
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Sheet # **W2.1**



PORTION OF THE SE 1/4 OF THE SW 1/4 OF SEC. 34, TWN.24 N., RNG 6 E., WM



**FLOODPLAIN COMPENSATORY STORAGE**

- ALL FOUNDATION OR DRIVEWAY OVEREXCAVATION SHALL BE REMOVED FROM THE SITE.
- ALL IMPORTED MATERIAL FOR FOUNDATION, DRIVEWAY SHALL BE BALANCED BY MATERIAL EXPORTED FROM THE SITE.
- THE EXISTING GRADES ON THE LOT SHALL BE MAINTAINED AT EXISTING ELEVATIONS.

IMPERVIOUS LOT COVERAGE	
	AREA (SF)
LOT AREA	42,101
TOTAL S.F. OF STRUCTURE COVERAGE	3,508
DRIVEWAY, WALKS, & GRAVEL PATHS	1,498
ADDITIONAL PATIO AREA	0
PERVIOUS PAVEMENT PARKING	315
TOTAL	5,006
PERCENTAGE IMPERVIOUS	11.89%

**LEGAL DESCRIPTION**

THE NORTH 268.22 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION, 350 FEET WEST OF THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ANNA MORRISON BY DEED RECORDED MARCH 9, 1906 UNDER RECORDING NUMBER 380897; THENCE NORTH ALONG THE EAST LINE OF SAID MORRISON TRACT TO THE NORTH LINE OF THE ISSAQUAH-HOBART REVISION ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FRED FRANZEEN, BY DEED RECORDED FEBRUARY 28, 1940 UNDER RECORDING NUMBER 308817; THENCE SOUTH ALONG THE WEST LINE OF SAID FRANZEEN TRACT TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOHN A. LIBBY, ET UX, BY DEED RECORDED JUNE 4, 1954 UNDER RECORDING NUMBER 4451922; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID LIBBY TRACT TO AN ANGLE POINT IN SAID WEST LINE; THENCE SOUTHWESTERLY ALONG SAID WEST LINE 111.8 FEET; THENCE WEST ALONG THE BOUNDARY OF SAID LIBBY TRACT, 50 FEET; THENCE SOUTH TO THE NORTH LINE OF ISSAQUAH-HOBART REVISION ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING WITHIN SOUTHEAST 94TH PLACE;

AND THE EAST 59 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 350 FEET WEST AND 1,068 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE WEST 243.63 FEET; THENCE NORTH TO A POINT THAT IS 130 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE WEST TO THE EASTERLY MARGIN OF THE ISSAQUAH-HOBART ROAD NO. 1741 C; THENCE NORTHWESTERLY ALONG SAID EASTERLY MARGIN TO A POINT THAT IS 100 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE EAST TO A POINT THAT IS NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING;

**INSTRUMENTATION**

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090

**NOTE:**

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL; AND HORIZONTAL LOCATION OF ALL EXISTING UNDER- GROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DIG: 1-800-424-5555

**SYMBOL LEGEND**

- FOUND REBAR AND CAP LS# AS NOTED
- WETLAND FLAG
- DATA POINT
- UTILITY POLE
- UTILITY POLE ANCHOR
- SANITARY SEWER MANHOLE
- FIR TREE
- WILLOW TREE
- ADLER TREE
- FRUIT TREE

Call  
before you  
Dig.

1-800-424-5555  
UNDERGROUND SERVICE (USA)

VICINITY MAP  
SCALE N.T.S.

**FLOOD ELEVATION NOTE**

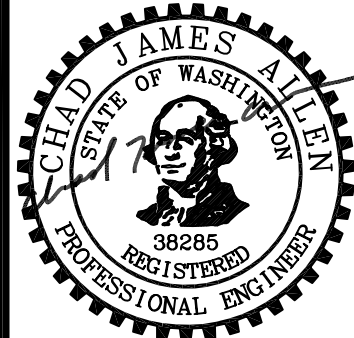
ELEVATION FROM FIGURE 3  
ISSAQUAH CREEK FIS REVISIONS  
REVISED DRAFT WORK MAP  
MONTGOMERY WATER GROUP, INC.

TAYLOR WOLFE  
SINGLE FAMILY RESIDENCE  
PRELIMINARY GRADING & DRAINAGE PLAN

**Encompass**  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (206) 739-1305  
407 Sullivan Blvd. • Clk Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	17509
DATE	8/9/17
SCALE	1"=20'
DESIGNED	TJR
DRAWN	BCS
CHECKED	TJR
APPROVED	TJR

SHEET 1 OF 3



REVISIONS	DESCRIPTION	BY	DATE

THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

485 Rainier Blvd North  
Suite 202  
Issaquah, WA 98027  
(425) 557-3774  
jim@merrilldesign.net

1016 2nd Ave SW,  
Issaquah, WA 98027  
Parcel # 3424069035

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PURPOSE WITHOUT THE EXPRESS  
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BY MERRILL DESIGN

ISSUED  
8-22-17  
REASONABLE USE EXEMPTION

SHEET NUMBER

## A3.1



SOUTH ELEVATION     1/4" = 1'-0"

